



Entered on Docket  
January 15, 2010

Hon. Bruce A. Markell  
United States Bankruptcy Judge

9 Electronically Filed on \_\_\_\_\_

10 **WILDE & ASSOCIATES**

11 Gregory L. Wilde, Esq.  
Nevada Bar No. 004417  
12 208 South Jones Boulevard  
Las Vegas, Nevada 89107  
Telephone: 702 258-8200

13 [bk@wildeaw.com](mailto:bk@wildeaw.com)

14 Fax: 702 258-8787

15 and

16 MARK S. BOSCO, ESQ.

Arizona Bar No. 010167

17 **TIFFANY & BOSCO, P.A.**

18 2525 East Camelback Road, Suite 300  
Phoenix, Arizona 85016  
Telephone: (602) 255-6000  
19 America's Servicing Company  
09-77865

20 **UNITED STATES BANKRUPTCY COURT**  
21 **DISTRICT OF NEVADA**

22 In Re:

23 Richard Donald Flowers and Stacey Anne Flowers

24 Debtors

BK-07-18112-bam

Date: 12/22/09  
Time: 1:30 pm

25 Chapter 13

26 **ORDER VACATING AUTOMATIC STAY**

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2 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
3 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
4 Secured Creditor America's Servicing Company, its assignees and/or successors in interest, of the  
5 subject property, generally described as 7340 Jelson Falls Street, Las Vegas, NV 89131, and legally  
6 described as follows:

7 PARCEL I:

8 LOT FORTY-SEVEN (47) IN BLOCK THREE (3) OF PAVONA ESTATES, AS SHOWN BY  
9 MAP THEREOF ON BILE IN BOOK 107 OF PLATS, PAGE 64, IN THE OFFICE OF THE  
COUNTY RECORDER OF CLARK COUNTY, NEVADA.

10 PARCEL II:

11 AN EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AND  
PRIVATE STREETS AS SHOWN AND DELINEATED ON SAID MAP.

12 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give  
13 Debtors at least five business days' notice of the time, place and date of sale.

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby  
2 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of  
3 the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured  
4 Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.

5 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

6 Submitted by:

7 **WILDE & ASSOCIATES**

8 By: /s/Gregory L. Wilde, Esq.  
9 **Gregory L. Wilde, Esq.**  
10 Attorney for Secured Creditor  
208 South Jones Boulevard  
Las Vegas, Nevada 89107

11 APPROVED / DISAPPROVED

12 By: \_\_\_\_\_  
13 **Anthony Deluca**  
14 **5830 W. Flamingo Rd., #233**  
15 **Las Vegas, NV 89103**  
16 **Attorney for Debtor(s)**

17 Nevada Bar No: \_\_\_\_\_

18 APPROVED / DISAPPROVED

19 By: \_\_\_\_\_  
20 **Rick A. Yarnall**  
21 **701 Bridger Avenue #820**  
22 **Las Vegas, NV 89101**  
23 **Chapter 13 Trustee**

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 \_\_\_\_\_ The court waived the requirements of LR 9021.

3 \_\_\_\_\_ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 \_\_\_\_\_ No parties appeared or filed written objections, and the trustee is the movant.

5 x This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
approved or disapproved the order, or failed to respond, as indicated below:

6 Debtor's counsel:

7 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

8 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

9 \_\_\_\_\_ appeared at the hearing, waived the right to review the order

10 \_\_\_\_\_ matter unopposed, did not appear at the hearing, waived the right to review the order

11 Trustee:

12 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

13 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

14 \_\_\_\_\_ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
respond, as indicated below.

15 Debtor's counsel:

16 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

17 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

18 \_\_\_\_\_ appeared at the hearing, waived the right to review the order

19 \_\_\_\_\_ matter unopposed, did not appear at the hearing, waived the right to review the order

20 Trustee:

21 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

22 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

23 \_\_\_\_\_ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor